

Fulfilling the Demand for Urban Living

**Presented by
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Fulfilling the Demand for Urban Living

Creating Housing Opportunities

- Partnerships at the Local Level
 - Subsidize the Gap
 - Leverage Resources
 - LIHTC
 - Tax-exempt bonds
 - MHP
 - AHP
 - HOME
 - CDBG
 - CalHFA HELP
 - City/Agency Subsidy

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Civic Empowerment

- Maximize inclusionary zoning
 - Burden shared by master developer
- Adaptive reuse of underutilized sites
- High-density infill development
- Variances and entitlement assistance

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Examples

- Inclusionary
 - Vista Terraza, San Diego
 - University Commons, San Marcos
 - Hawthorne Terrace, Hawthorne



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Examples

- High-density infill

- ☐ Oaks on Florence, Bell
- ☐ Talmadge Village, San Diego



FLORENCE AVE. ELEVATION

BELL SENIORS
SOUTHERN CALIFORNIA HOUSING



Talmadge Senior Village 2G
KIMBLE GROUP + ARCHITECTURE & PLANNING — SAN DIEGO — CA — SENIOR LIVING
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Nimbyism: Barriers to Development

- Meet early and often
- Make provisions
- Listen...actually “hear” what they are saying
- Address public’s issues
- Educate as much as possible
- Show what you do: photos...tours
- High Quality
 - ☐ Management
 - ☐ Construction
 - ☐ Design
 - ☐ Social Services

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Summary

- Need to participate financially to bridge gap
- Allow private sector to help fulfill need for affordable housing through inclusionary zoning
- Encourage and help developers, nonprofit and for-profit, to leverage scarce resources
- Assist with entitlement process
- Help to win public support for affordable housing projects

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